

A. Call to Order	Chairman Massey called the hearing to order at 7:00 p.m.
B. Roll Call	Present were Commissioners Brad Massey (Chairman), Karen Peters (Vice-Chair), Bill Baptist, Clara Barnes, Mike Cowan and Buck Williams. Present from staff was City Planner Harry Holmes.
C. Pledge of Allegiance	Chairman Massey led the pledge
D. Adoption of Agenda	Commissioner Baptist moved to adopt the agenda, Commissioner Cowan seconded and the motion carried 6-0
E. Approval of Minutes of March 20, 2008	Commissioner Baptist moved to accept the minutes as presented, Commissioner Cowan seconded and the motion carried 6-0. Commissioner Dent arrived and was seated at 7:01 p.m.

III. RZ 08-05A VANCE PARCEL:

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| A. Recess to Public Hearing | Chairman Massey recessed the regular session for a public hearing. No-one spoke in opposition. Andrew Hamby presented the request, showing the 6-unit apartment building on Edison west of Grand Canyon Blvd. as typical of the proposed new 4-unit apartment building on the subject parcel. Mr. Hamby emphasized that all entries would be enclosed, that there would be no real wood on the exterior; and that floors would be tiled, ensuring greater durability and lower maintenance costs. He noted that the 6-unit building on Edison had one of the lowest rental rates in town and consequently had nearly 100% occupancy and very low turnover. Mr. Hamby then answered the Commission's questions on fencing, water billing, landscaping, open space, setbacks and the infill area impact fee discount. |
| B. Reconvene Regular Session | Chairman Massey recessed the public hearing and reconvened the regular Planning and Zoning session and asked for findings of fact for or against the rezoning request. Commissioner Baptist cited the fact that the size of the lot and the proposed building setbacks were correct for the R-3 zoning. Vice-Chairman Peters cited the General Plan's Land Use Recommendation #1 on page 20, "Provide a range of housing types and prices to satisfy the needs of Williams residents." and the following statement, "In new developments, a range of prices should be encouraged to prevent geographic stratification of income groups." |
| C. Discussion & Decision | Based on the above findings, Commissioner Dent moved to approve the rezoning to R-3, Vice-Chairman Peters seconded and the motion carried 7-0. |

IV. FP 08-05A FOREST CANYON ESTATES:

Commissioner Peters recused herself and left the room at 7:22 p.m..

- A. Recess to Public Hearing Chairman Massey recessed the regular session for a public hearing. Mason Cave, T.M.D. Group, LLC (Developer) presented the request for final plat approval. Mr. Cave said the only significant changes from the approved preliminary plat were the increased widths for lots that were not in compliance, and the changed water storage tank location so as to match other tanks in the City's water system. He and the Commission discussed other details regarding the primary access road to Route 66 and the secondary access to Park Way at 10th St. City residents Jeanna Stevenson and Roberta Geouge joined the discussion regarding the tank location, drainage and retention issues and whether the secondary access would be used only for emergencies.
- B. Reconvene Regular Session Chairman Massey recessed the public hearing and reconvened the regular Planning and Zoning session at 7:29 p.m. Commissioner Dent and Mr. Cave discussed the status of the Route 66 access. Mr. Cave expected to have a purchase agreement completed before the request goes to Council July 10th.

The Chairman then called for findings of fact. He cited the fact that all requirements of preliminary plat had been satisfied in the final plat
- C. Discussion & Decision Based on the above finding, Commissioner Baptist moved to approve the final plat for Forest Canyon Estates, on the condition that the purchase agreement for the Route 66 access be secured prior to recording of the plat and that all other DRT, City Engineer's and other City Staff's requirements must have satisfactory resolution in writing with City Staff prior to final plat approval. Commissioner Barnes seconded and the motion carried 6-0.

- V. ADJOURNMENT:** Commissioner Dent moved to adjourn, Commissioner Baptist seconded and the meeting adjourned at 7:37 p.m. on a 6-0 vote.

Brad Massey, Chairman

Harry Holmes, City Planner/Interim City Clerk